

**AN ORDINANCE      101193**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the change of zoning district boundary of the North 56 feet of Lot 38, NCB 12888, from R-5 Residential Single-Family District to C-2 C Commercial District with Conditional Use for trucks ingress and egress.

**SECTION 2.** The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not adversely affect the public health, safety and welfare.

**SECTION 3.** The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. A five (5) foot landscape buffer (on the east 60 feet of the north 56 feet of Lot 38) with Type D plant materials (as required in the UDC) and a fifteen (15) foot landscape buffer (on the west 190 feet of the north 56 feet of Lot 38) with Type D plant materials (as required in the UDC) shall be constructed along the south property line.
- B. An eight-foot solid screen fence shall be constructed (utilizing rat proofing materials approved by the City of San Antonio Director of Public Health, as required in Chapter 15, Article V. of the City Code) and maintained along the south property line adjacent to the south 44 feet of Lot 38.

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- C. Outside lighting shall be directed downward onto the subject property and away from adjoining properties (90 degree full-cutoff features).
- D. Heavy equipment or semi-truck/trailer parking shall not be permitted within the landscape buffer.
- E. No outside storage shall be permitted.
- F. The parking/drive surface shall be constructed and surfaced using concrete, asphaltic concrete, asphalt or other approved materials as required in the Unified Development Code.
- G. No right turn on to Jupe Drive (trucks).
- H. Business hours of operation from 7:00 AM to 7:00 P. M.
- I. Heavy equipment or semi-truck/trailer traffic shall not be permitted from 7:00 P. M. to 7:00 A. M.

**SECTION 4.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 5.** The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective on August 21, 2005.

**PASSED AND APPROVED** this 11<sup>th</sup> day of August, 2005.

  
M A Y O R  
PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
City Attorney

# Agenda Voting Results

**Name:** Z-6.

**Date:** 08/11/05

**Time:** 04:25:06 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2005095 C (District 2): An Ordinance changing the zoning district boundary from "R-5" Residential Single-Family District to "C-2" C Commercial District with Conditional Use for trucks ingress and egress on the North 56 feet of Lot 38, NCB 12888, 2417 Jupe Drive, as requested by Allied Feeds, Inc., Applicant and Owner(s). Staff recommends approval and Zoning Commission recommends approval with conditions.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. McNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3	Not present			
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		